THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $465,000.00 Affiant Subscribed and sworn to before me, this 14th day of June, 2013. Notary Public My Commission Expires: 10/14/15

MONTGOM ★ ELIZABETH MARGUERITE FORMICA ★ COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20130052825 DEEDWARR
Recvd: 06/21/13 14:10 2 pgs
Fees:13.00 Taxes:1720.50
20130621-0063999

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Easter & Laura Easter 324 Gun Club Road Nashville, TN 37205	New Owner	Tax Parcel ID No. 115-12-0-030

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ANABEL CASSELL, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JOSHUA EASTER and LAURA EASTER, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 10 on the Map of West Meade Village Tract, Section "D" as of record in Plat Book 2331, page 36, Register's Office for said County.

Said Lot No. 10 fronts 175 feet on the northerly side of Gun Club Road and runs back between parallel lines, 375 feet to a dead line in the rear, measuring 175 feet thereon.

Being the same property conveyed to NORMAN MORTON CASSELL AND WIFE, ANABEL CASSELL, by deed from A. D. HEWLETT AND WIFE, FRANCES H. HEWLETT, of record in Book 2643, page 29, dated April 3, 1957, said Register's Office.

The said NORMAN MORTON CASSELL having since died on 05/30/03, vesting property to ANABEL CASSELL as the surviving tenant by the entirety.

This is improved property commonly known as: **324 Gun Club Rd, Nashville, TN 37205**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14 day of June, 2013.

Anabel S Cassell
ANABEL CASSELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **ANABEL CASSELL** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of June, 2013.



Notary Public
My Commission Expires: 10/14/18